



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: May 1, 2026
TO: Planning Commission
FROM: Oscar Galvez, Development Project Manager, Development Services Department
SUBJECT: Correction Memorandum - Southwest Village Specific Plan – Project No. PRJ-0614791

This memorandum addresses corrections and clarifications to the documents for Item 1, Southwest Village Specific Plan – Project No. PRJ-0614791.

Report to the Planning Commission, Page 17, Section 7. b. iii.

Future development within [Vesting Tentative Map \(VTM\)-1](#) ~~the Specific Plan area~~ that includes more than 200 homes would be required to submit a Fire Plan demonstrating that there are two separate access points, and the access points would be placed at a distance not less than half of the maximum overall diagonal dimension of the planning area to be served. Beyer Boulevard would provide the primary east-west fire access to and from I-805 and the San Ysidro community. Caliente Avenue would provide the primary north-south fire access to and from SR-905. A secondary emergency vehicle access road would provide access from South Caliente Avenue and Street D to the south, southwest to Rail Court in San Ysidro along existing utility roads. It would be constructed with the first phase of the Specific Plan. Other future development within the Specific Plan area will be subject to the California Fire Code at the time of application.

Report to the Planning Commission, Page 28, Title of Attachments

#15 [Southwest Village Specific Plan](#) – ~~Prior Draft Documents~~track changes version

#16 [Southwest Village Specific Plan](#) – ~~Draft Documents~~clean version

Southwest Village Specific Plan, Page 168, SDR-24: Fire Plan

Any development within [Vesting Tentative Map \(VTM\)-1](#) that includes more than 200 dwelling units shall submit a Fire Plan showing two separate access points located a distance not less than half of the maximum overall diagonal dimension of the planning area(s) where the development is located.

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Southwest Village Specific Plan, Page 174, Section 7.13, g)

For example, as a requirement for VTM-1, Beyer Boulevard shall be extended to the west prior to the 700th dwelling unit in Phase1 (Planning Areas 8-14). Other Planning Areas will be subject to future project-level analysis including as it relates to Beyer Boulevard West for necessary infrastructure, public facilities, and emergency access required at each phase of development. Figure 7.1, Phasing illustrates the implementation of the Specific Plan by Planning Area.

Sincerely,



Oscar Galvez

cc: Jeanne MacKinnon, Deputy City Attorney, Office of the City Attorney

Attachments:

1. Report to the Planning Commission, Page 17: Section 7. b. iii.
2. Report to the Planning Commission, Page 28: Title of Attachments (#15 and #16)
3. Southwest Village Specific Plan, Page 168: SDR-24: Fire Plan
4. Southwest Village Specific Plan, Page 174: Section 7.13, g)

make school fields and courts available for community recreation during non-school hours.

b. Fire/Emergency Services

The Specific Plan recognizes the importance of maintaining reliable fire and emergency services.

i. *Very High Fire Hazard Severity Zone*

The Specific Plan area is within the Very High Fire Hazard Severity Zone. The City has 11 brush fire apparatuses throughout the City, with the closest located at Fire Stations 29 ([198 W San Ysidro Blvd](#)) and 43 ([1590 La Media Road](#), San Diego, CA 92154). Three firefighting helicopters are also available at Montgomery Field for any brush fire responses. Emergency responses would also be supplemented by ambulance services.

ii. *Fire Station 49*

Fire Station 49 is planned approximately 0.75 miles north of the Specific Plan area, just west of Caliente Avenue on Otay Mesa Road. This fire station is within the Citywide Capital Improvement Program (S00784) and is partially funded. It would house an engine, aerial truck, ambulance, battalion chief, and personnel, improving service for the community and the Specific Plan area over the long term.

iii. *Emergency Access*

Future development within [Vesting Tentative Map \(VTM\)-1](#) ~~the Specific Plan area~~ that includes more than 200 homes would be required to submit a Fire Plan demonstrating that there are two separate access points, and the access points would be placed at a distance not less than half of the maximum overall diagonal dimension of the planning area to be served. Beyer Boulevard would provide the primary east-west fire access to and from I-805 and the San Ysidro community. Caliente Avenue would provide the primary north-south fire access to and from SR-905. A secondary emergency vehicle access road would provide access from South Caliente Avenue and Street D to the south, southwest to Rail Court in San Ysidro along existing utility roads. It would be constructed with the first phase of the Specific Plan. [Other future development within the Specific Plan area will be subject to the California Fire Code at the time of application.](#)

E. What is proposed to be amended in the General Plan and Otay Mesa Community Plan?

The General Plan and Otay Mesa Community Plan would be amended to ensure consistency with the Specific Plan. The General Plan and Community Plan amendments would specifically include the following changes:

1. *Land Use*

The land use figures in the General Plan and Community Plan, and text in the Community Plan, would be revised to reflect the adoption of the Specific Plan and the related land use designations. Community Plan Tables 2-2, 2-3, 2-5, 2-6, and 7-1 will be amended to be consistent with the Southwest Village Specific Plan.

2. *Mobility*

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Site Development Permit with Conditions
4. Draft Site Development Permit Resolution with Findings
5. Draft Vesting Tentative Map Conditions
6. Draft Vesting Tentative Map Resolution with Findings
7. Draft Environmental Resolution with Findings, SOCs, and MMRP
8. Subsequent Environmental Impact Report ([Project No. 0614791 / SCH No. 2004051076](#))
9. General Plan and Community Plan Amendments Resolution
10. Draft General Plan Amendment Exhibit
11. Draft Community Plan Amendment Exhibit
12. Draft Rezone Ordinance
13. Exhibit "B": Rezone Map
14. Specific Plan Ordinance
15. [Southwest Village Specific Plan - ~~Prior Draft Documents~~track-changes-version](#)
16. [Southwest Village Specific Plan- ~~Draft Documents~~clean-version](#)
17. Draft Charter Section 55 Ordinance
18. Draft Council Policy 700-17 Resolution

- b) Planning Area 16.
- 1) The SYSD shall have up to 2 years following the issuance of the construction permits for the 921st dwelling unit or until January 1, 2032, whichever comes later, for Planning Area 16, to determine the need for the school site within Planning Area 16.
 - 2) The applicant shall provide notification in writing to the SYSD and the City, with the final option for the SYSD to acquire all or a portion of the site for the development of a school, 180 days before submittal of a permit application for the development of residential within Planning Area 16.
 - 3) The applicant shall submit documentation that the SYSD declined to acquire all or a portion of the school site for the development of a school within Planning Area 16.
 - 4) If the regulations above ((b)(1-3)) have been satisfied, then the medium residential density land use designation shall apply to Planning Area 16, and it may be developed up to a maximum of 136 dwelling units.

SDR - 22: Residential Density

- a) Development with a residential use shall not have a density that exceeds the maximum density for a planning area as shown in [Table 2.1](#).
- b) Development with a residential use shall not have a density below the minimum of the density for a planning area in [Table 2.1](#), except if a development provides dedication or easement for open space conservation.

SDR - 23: Stormwater Drainage Design

- a) Stormwater drainage discharge from development shall be directed away from the San Ysidro landslide complex area.

- b) Flows directed to the Spring Canyon sub-watershed shall be subjected to hydromodification management plan requirements and enhanced detention requirements based on the Detention Notice for a 5-year, 10-year, 25-year, 50-year, and 100-year storm events.

SDR - 24: Fire Plan

Any development [within Vesting Tentative Map \(VTM\)-1](#) that includes more than 200 dwelling units shall submit a Fire Plan showing two separate access points located a distance not less than half of the maximum overall diagonal dimension of the planning area(s) where the development is located.

SDR - 25: Wildlife Corridor Crossings

- a) Beyer Boulevard West shall be designed, constructed, and maintained to allow for wildlife movement through a wildlife overcrossing and three culverts under the roadway, as shown in [Figure 5.23, Beyer Boulevard West Wildlife Corridor Crossings](#), to the satisfaction of the City Manager and the City Engineer.
- b) Overcrossing.
 - 1) Location. A wildlife overcrossing shall be constructed across Beyer Boulevard West, approximately 515 feet west of the Specific Plan area boundary, in the location of existing high-use wildlife movement patterns through an existing drainage swale area consistent with the Multiple Species Conservation Program Subarea Plan and Area Specific Management Directives for Otay Mesa.
 - 2) Dimensions. The wildlife overcrossing shall have a minimum width of 32 feet and a minimum length of 60 feet.
 - 3) Ends. The overcrossing shall be designed with ends to mimic the existing topographic conditions and include flared entrances to encourage wildlife entry.

7.12 — SPECIFIC PLAN AMENDMENTS

- a) All Specific Plan modifications that do not meet the criteria of a Minor Modification as defined in [Section 7.11](#) shall require a Specific Plan Amendment.
- b) Specific Plan Amendments shall be processed pursuant to Process Five, as established in Division 5, Article 2, Chapter 11, requiring the approval of the City Council.

7.13 — PHASING

- a) Implementation of Southwest Village will require construction of new infrastructure and facilities, as well as improvements to existing infrastructure and facilities, as part of a proposed development. Improvements will be necessary to the circulation network, drainage facilities, utilities (e.g., water, sewer, etc.), and other infrastructure. In addition, the Specific Plan includes provisions for streetscape enhancement, pedestrian elements, and overall design guidance. These improvements will be phased according to the associated planning area(s) being developed.
- b) While [Table 7.2, Phasing Summary](#), provides the targeted land use assumptions in chronological order, it does not dictate the exact sequence in which development may occur. Flexibility in the sequence (phasing) of development in the Specific Plan area shall be allowed without constituting an amendment to the Specific Plan, provided it can be demonstrated that all infrastructure improvements and public facilities required for the phase of development in question are in place or will be constructed as part of the development.
- c) The necessary infrastructure and public facilities required for each phase of development shall be constructed as part of the development, or may be necessary to construct prior to the construction of the development, consistent with [Table 7.2, Phasing Summary](#), below, and the Southwest Village Specific Plan Transportation Phasing Plan, included as [Appendix F](#) of this document.

- d) The Southwest Village Environmental Impact Report (EIR) analyzed the comprehensive build-out of the Specific Plan area and identified an appropriate Mitigation, Monitoring, and Reporting Program. The Southwest Village Local Mobility Analysis (Appendix J-4 to the EIR) analyzes the roads associated with two phases of development for Vesting Tentative Map (VTM)-1 (the first 920 dwelling units).
- e) The Southwest Village Transportation Phasing Plan will help ensure that the appropriate circulation system is provided as the project builds out over an extended period.
- f) Infrastructure improvements, including water, sewer, drainage, landscaping, and dry utilities, will also be phased in a logical progression to meet the development needs associated with each phase. Depending on when a development applies for development permits, certain infrastructure shall be installed relevant to its location and scale, in addition to the timing. For example, the sewer pump station at the terminus of Street D would need to be installed at the time Planning Areas 15 through 22, as well as portions of Planning Areas 24 and 25, are constructed.
- g) [Table 7.2, Phasing Summary](#), summarizes each of the phases of development. It is anticipated that the Specific Plan area will be developed in multiple phases over time due to the multiple property ownership. This Specific Plan does not require that phases occur in any special order. Phasing may occur in any order, and more than one phase may occur at one time, provided that the necessary infrastructure is in place or occurs concurrently as specified in each phase(s) of development. For example, as a requirement for VTM-1, Beyer Boulevard shall be extended to the west prior to the 700th dwelling unit in Phase 1 (Planning Areas 8-14). Other Planning Areas will be subject to future project-level analysis including as it relates to Beyer Boulevard West for necessary infrastructure, public facilities, and emergency access required at each phase of development. [Figure 7.1, Phasing](#) illustrates the implementation of the Specific Plan by Planning Area.